

City of Wichita, Kansas

Americans with Disabilities Act Transition Plan

State Office Building

230 E. William

October 2005



Prepared by

DMCG

Disability Management Consulting Group L.L.C.

2801 Jonquil Place
Columbia, MO 65202

In conjunction with

The Great Plains ADA & IT Center and the City of Wichita Disability Advisory Board

Facilities Location Index

Hold down “control” and left-click any index facility name to go directly to that location.

- 1. First Floor**
- 2. Second Floor**
- 3. Third Floor**
- 4. Fourth Floor**
- 5. Fifth Floor**
- 6. Sixth Floor**
- 7. Seventh Floor**
- 8. Basement**
- 9. Parking**

City of Wichita – ADA/504 Transition Plan – State Office Building - October 2005

Legend: **Blue** font identifies hyperlinked documents – **Red** font indicates recommended changes to structures or policies

Locations		Structural Inconsistencies		Recommended Corrections/Modifications to Ensure Program Access		Criteria – L=low, M=medium, H=high			Supplemental Technical Information			Finalized Actions		
Location	Identified Issue	ADAAG Specifications	Recommended Correction	Priority (overall)	Public Access	Frequency - PWD	Photo #	Conceptual Costs	Support Information	Finalized Correction	Date to be Corrected	Date Completed (Include initial)		
1. First Floor – West Side	A hi-lo drinking fountain does not exist, where the existing drinking fountain is located.	4.15 4.1.3(10(a))	According to ADAAG if only one drinking fountain is provided on a floor there shall be a drinking fountain which is accessible to individuals who use wheelchairs and one accessible to those who have difficulty bending or stooping. Cups at inaccessible drinking fountains are considered equivalent facilitation. Provide a cup holder at this fountain and a cane detectable area underneath.	L	H	M	3	\$25	Building Block 7 – Drinking Fountains ADA TAM 3 – P 34					
2. First Floor – West Side	Appropriate maneuvering clearance does not exist at the latch pull sides of the men’s and women’s restroom entrance doors.	4.13.6	The existing entrance doors provide 14-inches of space at the latch pull side at the men’s door and 16-inches of space at the latch pull side at the women’s door. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Modify the doors to comply with ADAAG specifications, if doing so is technically feasible.	L	H	M	68	\$500	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					
3. First Floor – West Side	The water closet, in the men’s restroom accessible stall, is centered at 16.5-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	5	\$500	Restroom Figures – Building Blocks					
4. First Floor – South Side	The writing counter in the lobby area is located too high at 42-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	M	H	M	9	\$0	ADAAG New ADAAG					
5. First Floor – South Side	Furniture impedes the required clear floor space at the latch pull side of the entrance door and the clear doorway width in Room 1107 (SRS Economic Assistance Interview).	4.13.6	Doors, leading to accessible facilities, are required to have a minimum clear opening of at least 32-inches measured with the door open 90-degrees. ADAAG requires at least 18-inches to the latch pull side of doors of this type. Move the furniture so that appropriate maneuvering space and clear door width exists.	L	H	M	11	\$0	See Building Block 8 – Accessible Doors for more information regarding maneuvering space					

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6. First Floor – South Side	The water closet, in the men’s restroom accessible stall, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	15	\$500	Restroom Figures – Building Blocks			
7. Second Floor	Portions of the file cabinets in the Records/Library room are located too high at 64-inches.	4.2.5 4.2.6	At least one of each type operating device available to the general public is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. If these files are used by the general public, ensure that all information is accessible and available to individuals with disabilities by lowering the files or creating policy to provide assistance when necessary.	M	H	M	18	\$100	See Building Block #10 – Reach Ranges #1, #2, #3.			
8. Second Floor	Steps exist on the path of travel to the raised area (stage).	4.33.5	According to ADAAG, an accessible route shall connect stages other spaces used by the public. An accessible route cannot include steps. Ensure that a portable lift is available when necessary, if this raised area is open to the public or individuals other than employees.	L	L	M	24	\$0	ADAAG			
9. Second Floor	The counter near Room 2087 is located too high at 44-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	M	H	M	29	\$0	ADAAG New ADAAG			
10. Second Floor	The SRS reception counter is located too high at 40-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	M	H	M	31	\$0	ADAAG New ADAAG			

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16. Third Floor	The toilet seat cover dispenser, located in the south men’s restroom, is too high at 56-inches.	4.2.5 4.2.6 4.2.3	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	3 7	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
17. Third Floor	The toilet seat cover dispenser, located in the east women’s restroom, is too high at 56-inches.	4.2.5 4.2.6 4.2.3	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	4 5	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
18. Third Floor	The water closet, in the east women’s restroom accessible stall, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	4 4	\$500	Restroom Figures – Building Blocks			
19. Fourth Floor	The toilet seat cover dispenser, located in the south men’s restroom, is too high at 56-inches.	4.2.5 4.2.6 4.2.3	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	4 8	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
20. Fourth Floor	The toilet seat cover dispenser, located in the east women’s restroom, is too high at 55-inches.	4.2.5 4.2.6 4.2.3	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	N A	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
21. Third Floor	The water closet, in the west women’s restroom accessible stall, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	5 1	\$500	Restroom Figures – Building Blocks			

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22. Fifth Floor	The water closet, in the west women’s restroom accessible stall, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	60	\$500	Restroom Figures – Building Blocks			
23. Fifth Floor	The SRS reception counter is located too high at 40-inches.	7.2(2)	At counters where goods and services are distributed, but do not include cash registers, either a portion of the counter is required to be accessible or and accessible lowered counter or desk should exist in close proximity to the counter. Accessible counters are a maximum of 36-inches high and a minimum of 36-inches long. Ensure that a desk in close proximity to the counter is available and can be utilized when necessary.	M	H	M	61	\$0	ADAAG New ADAAG			
24. Fifth Floor	The toilet seat cover dispenser, located in the east women’s restroom, is too high at 55-inches.	4.2.5 4.2.6 4.23	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	63	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			
25. Sixth Floor	The water closet, in the west women’s restroom accessible stall, is centered at 19-inches.	4.16	According to ADAAG, accessible water closets must be centered at 18-inches from the side wall. Move the water closet so it is centered at 18-inches or move a portion of the sidewall so the water closet is centered at 18-inches.	L	H	M	68	\$500	Restroom Figures – Building Blocks			
26. Sixth Floor	The toilet seat cover dispenser, located in the east women’s restroom, is too high at 55-inches.	4.2.5 4.2.6 4.23	At least one of each type of dispenser is required to be accessible and must be within a maximum reach range of 54-inches where a side reach is possible and a maximum of 48-inches where only a forward reach is possible, to the highest operable part. Lower the seat cover dispenser to meet ADAAG reach range specifications.	M	H	M	71	\$50	See Building Block #10 – Reach Ranges #1, #2, #3.			

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37. Parking	The designated accessible parking spaces in the surface lot parking area do not provide van accessible parking, have running and cross slopes measuring greater than 2%.	4.1.2(5)(a) , (b) , 4.6	If parking spaces are provided for self-parking by employees or visitors, or both, then accessible spaces complying with 4.6 shall be provided in each such parking area in conformance with the table shown in (5)(a) . In addition, One in every eight accessible spaces, but not less than one, shall be served by an access aisle 96 in (2440 mm) wide minimum and shall be designated "van accessible." The existing access aisle is too narrow for either accessible space to be designated as van accessible. Ensure the existing designated accessible parking spaces conform to ADAAG specifications, including van accessible parking.	L	H	M	37	\$1,000	(See Accessible Parking Detail – Attachment A and Parking Technical Bulletin , for greater clarification).			

State Office Building - Conceptual Cost Projections	
Total	\$5,525
Year One (Very High)	\$0
Year Three (High)	\$0
Year Five (Medium)	\$1,000
Year Ten (Low)	\$7,675